

**APPROVED Minutes**  
**BROOKFIELD PLANNING COMMISSION**  
**THURSDAY, August 7, 2014 7:30 PM**  
**MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD**

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1. **Convene Meeting** : Chairman J. Van Hise convened the meeting at 7:30 p.m. and established a quorum of members: J. Van Hise, Chairman; A. Kerley, Vice Chairman; D. Frankel, Secretary; Regular members L. Taylor, G. Hunton; Alternates G. Blass and I. Agard. Also present: Town Director of Public Works: R. Tedesco, and Recording Secretary J. Llewellyn.
  
2. **Review Minutes of Previous Meetings: 07/17/14**: A motion was made by L. Taylor to approve the Minutes of 7/17/14 as submitted. D. Frankel seconded the motion which carried unanimously.
  
3. **Old Business**:
  - a. **Granite Drive: Request to Accept Road into the Town Road System**
    1. **Memo from R. Tedesco to the Planning Commission dated 08/05/14**  
**Re: Brookfield Heights/Granite Drive Mylar**

*No one present.* Chairman Van Hise summarized R. Tedesco's memo (cited above), which indicated that he'd reviewed the as-built in comparison to the proposal, and finds it accurate. Chairman Van Hise added that Mr. Tedesco's "go ahead", combined with the legal documents which have been submitted, allows the Planning Commission to take this recommendation and send the following motion to the Board of Selectmen: **A. Kerley moved that pertaining to Granite Drive (Application #200500619), having received the latest updates from Town Engineer R. Tedesco, all is in order, so the Planning Commission recommends to the Board of Selectmen that Granite Drive be accepted into the Town road system. D. Frankel seconded the motion which carried unanimously.**
  
4. **New Business**:
  - a. **Proposed Zone Change #201400650: Aquifer Protection Area**
    - **Memo from the Zoning Commission to the Planning Commission dated 07/28/14 Re: Proposed Zone Map Change & GIS Map showing Proposed Amendment adding Aquifer Protection Area Zoning District Map dated 12/10/93; revised through 07/09/13; received 07/24/14**

Following a short discussion, D. Frankel made a motion stating that the Planning Commission looks favorably on this Zone Change (#201400650) as proposed. The motion was seconded by G. Hunton and carried unanimously.
  
5. **Minutes of Other Boards & Commissions**: The Commission reviewed the following Minutes:
  - 7/10/14: Zoning Commission: routine enforcement; proposed 19-23 Station Road: took Planning Commission's comments at the next meeting (7/24/14);
  
  - 7/24/14: Zoning Commission: routine enforcement; change on proposed zone change for 19-23: held then closed public hearing: no action per these minutes; "graffiti bridge": considering a regulation to prohibit signs;
  
  - 7/14/14: Inland Wetlands Commission: stipulations for the Greenway; took in review Newbury Village: 9 new units; took in 36 N. Mountain Road: affordable subdivision (Mountain Road Hollow);

-7/28/14: Inland Wetlands Commission: Still River Alliance asked for removal of blockages on the river; continuing discussion on Newbury Village; proposed restoration of pond on lot from the Ferry Farm property;

-8/04/14: Zoning Board of Appeals: public hearing continued on the one case under discussion.

**6. Correspondence:**

**a. Letter from L. Brunza of the CT DEEP to the Town of Brookfield dated 07/21/14 Re: Limekiln Brook**

**• Diversion Permit – Limekiln Brook dated 07/22/14**

R. Tedesco provided additional information on this situation: he presently has a permit to do work on Meadowbrook Manor, but needs funding. Has applied for a grant for 75% of the cost of the project, and if funds are secured, will pursue the project.

**7. Informal Discussion:**

**a. Plan of Conservation and Development**

**1. Brookfield Housing Study prepared by 4Ward Planning dated 08/04/14**

The Commissioners had reviewed the Housing Study and offered several comments, including “surprise” at some of the information provided. Citing the information on the age of Brookfield’s population, I. Agard noted how people “in the middle” seem to be leaving. Chairman Van Hise expressed surprise with the information showing Brookfield as one of the more affluent towns in the tri-county area. G. Hunton complimented the layout, with J. Van Hise adding that the “visuals are excellent.” All Commissioners agreed the document was presented in a “reader friendly” format for all.

**8. Tabled Items:** There were none at this meeting.

**9. Adjourn:** A motion was made by D. Frankel to adjourn the meeting at 8:03 p.m.

**G. Hunton seconded the motion which carried unanimously.**

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**J. Van Hise, Chairman**